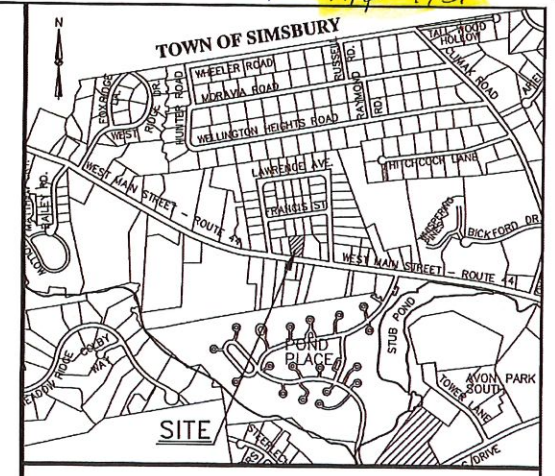
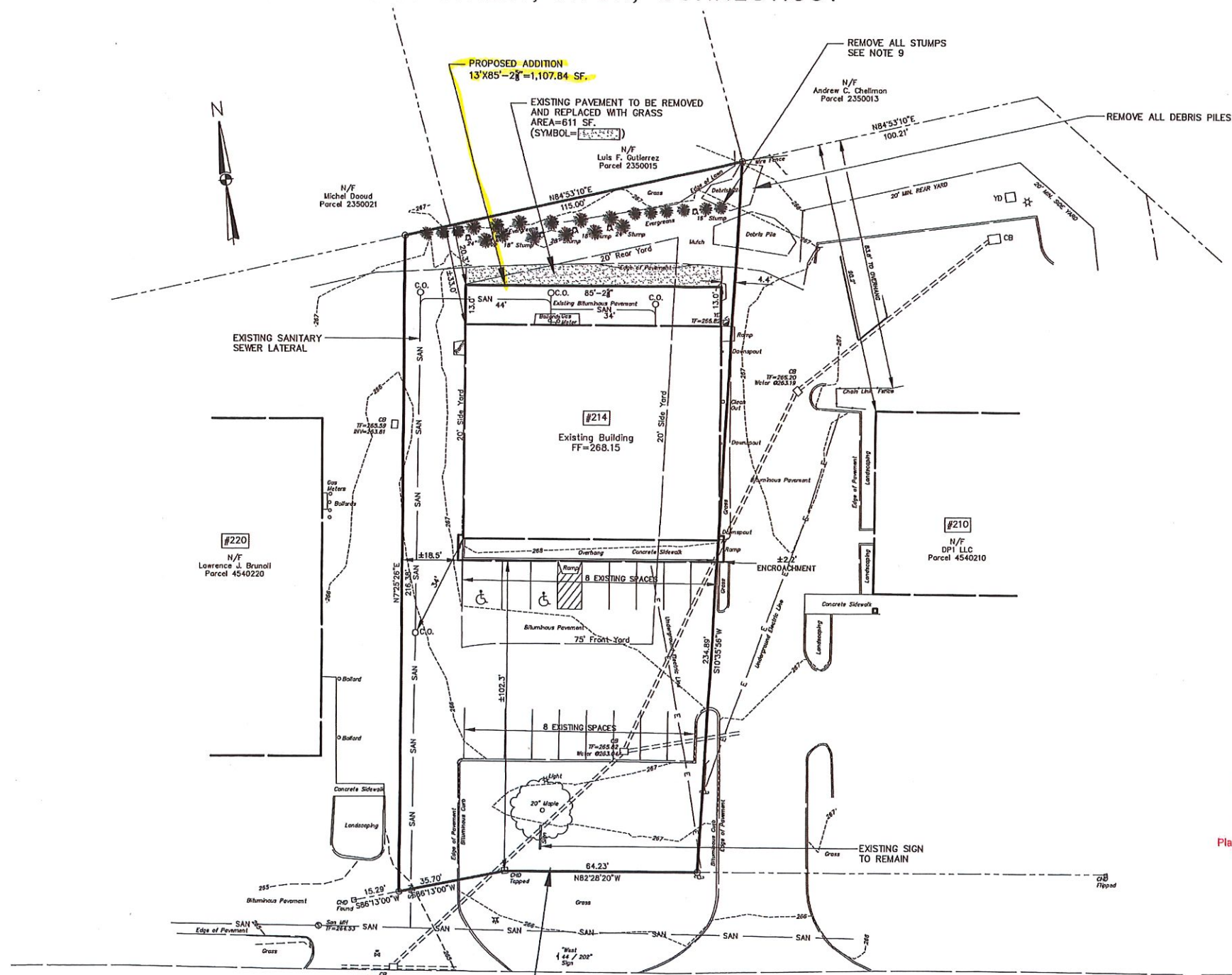


PROPOSED BUILDING ADDITION

214 WEST MAIN STREET, AVON, CONNECTICUT

PZC App 4931



KEY MAP
SCALE: 1"=1000'

NOTES

- Property lines, dimensions, existing building, existing driveways and parking lot, existing utilities, existing vegetation, topography, and miscellaneous information taken from field survey in 2020 and Class A-2/T-2 plan prepared by Neriani Surveying, Avon, CT.
- Site is located in CR Commercial Retail Zone.
- Total area of site = 23,514 s.f. or 0.540 acre.
- No inland wetlands soil located on site.
- Sanitary sewage disposal by existing public sewer (Town of Avon).
- Water supply by public water service (Connecticut Water Company).
- All construction methods and materials shall conform to the regulations and requirements of the Town of Avon.
- The Owner shall be responsible for obtaining all necessary permits and approvals prior to start of construction.
- All stumps shall be chipped on-site and used as mulch, or taken off-site for disposal. No stumps shall be buried on-site.
- It is intended that all erosion and sediment control measures conform to the requirements of the "Connecticut Guidelines for Soil Erosion and Sediment Control", May 2002 CT DEP Bulletin 34, and the "2004 Connecticut Stormwater Quality Manual" by the CT DEP.
- A pre-construction meeting shall be conducted at least two weeks prior to the start of construction with the owner, the contractor, the design engineer, and the Avon Planning and Community Development Specialist, John E. McCall. John McCall shall also be notified 48 hours in advance of the start of construction, (860-409-4330).

RECEIVED

AUG 26 2020

Planning Department
Town of Avon

Approved by the Planning and Zoning Commission of the Town of Avon at its meeting on _____ and signed by _____
Chairman _____ Date _____
And delivered to the Applicant on _____

NOTES RE: EXISTING UTILITIES

The indications on plans or in other contract or bidding documents of pipes, ducts, soils, water and other underground utilities, objects and conditions are supposed to be approximately correct, so far as the knowledge of the Engineer preparing such plans, etc. extend. However, the Engineer and other agents do not warrant nor represent the plan to be either approximately correct or complete, and it is expressly understood that no contractor shall have any claim or right of action against the Owner or Engineer acting for or with it, in the event that the conditions are not found to be even approximately correct or complete. The Contractor must make such investigations as he, they or it deems necessary and form his, their or its own opinion of the materials and obstacles involved.

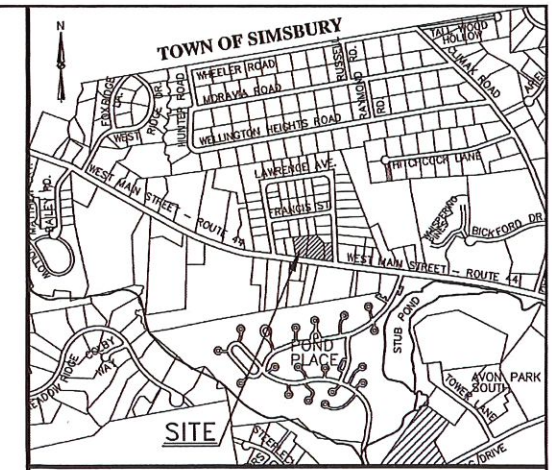
Utility locations shown on these sheets are approximate and should be verified by the Contractor in the field. The Contractor shall utilize the Call Before You Dig Number, 1-800-922-4455.

The Contractor shall be responsible for the temporary and permanent support of all existing utility services in and adjacent to the construction area and shall comply with all the requirements and special details for the support of utilities required by each utility agency.

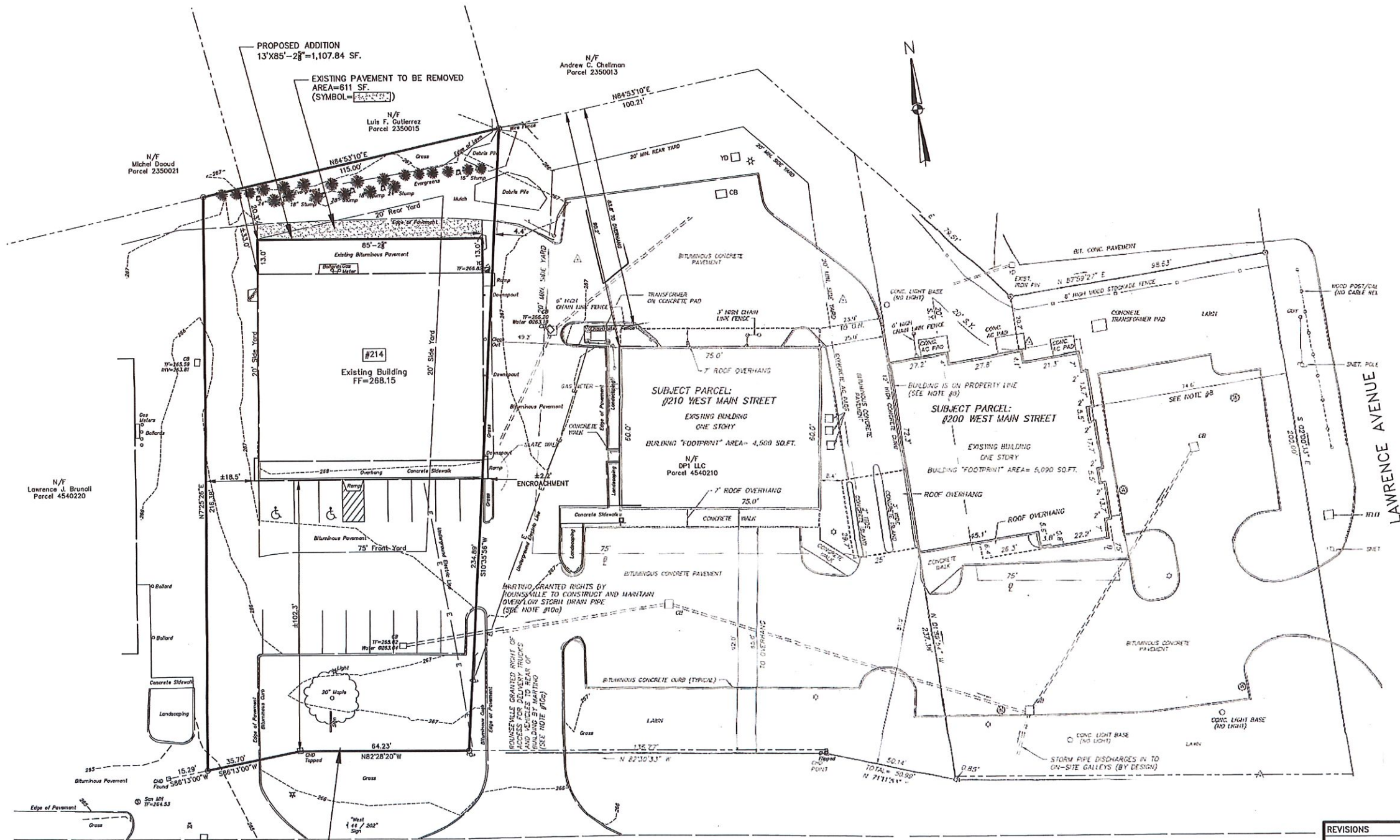
SITE
PARCEL 4540214
214 WEST MAIN STREET
23,514 SF or 0.540 AC

WEST MAIN STREET - US ROUTE 44

REVISIONS				
MODIFIED SITE PLAN FOR: M&R LIQUORS PARCEL 4540214 214 WEST MAIN STREET AVON, CONNECTICUT DAVID F. WHITNEY, LLC CONSULTING ENGINEERS, LLC 21 ARCH ROAD P.O. BOX 1605 AVON, CONNECTICUT 06001 (860) 673-8412				
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	SHEET NO.
AUG. 16, 2020	1"=20'	GRA	DFW	18-12



KEY MAP
SCALE: 1"=1000'



DATA CHART
Three Properties on West Main Street, Avon, CT
Analysis for Proposed Addition to M&R Liquors at 214 West Main Street

Property on West Main Street	#214	#210	#200	Total
Lot Area (s.f.)	23,514	38,333	30,928	92,775
I. Current Existing Conditions				
I. Impervious Surface (s.f.)				
Building	5,962	4,500	5,090	15,552
Sidewalks	591	374	957	1,922
Pavement	11,385	20,328	10,837	42,550
Total	17,938	25,202	16,884	60,024
Percentage	76.3%	65.7%	54.6%	64.7%
2. Green Space (%)				
	23.7%	34.3%	45.4%	35.3%
3. Building Coverage (%)				
	25.4%	11.7%	16.5%	16.8%
4. Parking Spaces				
	16	36	30	82
II. With Proposed Addition *				
I. Impervious Surface (s.f.)				
Building	7,070	4,500	5,090	16,660
Sidewalks	591	374	957	1,922
Pavement	9,666	20,328	10,837	40,831
Total	17,327	25,202	16,884	59,413
Percentage	73.7%	65.7%	54.6%	64.0%
2. Green Space (%)				
	26.3%	34.3%	45.4%	36.0%
3. Building Coverage (%)				
	30.1%	11.7%	16.5%	18.0%

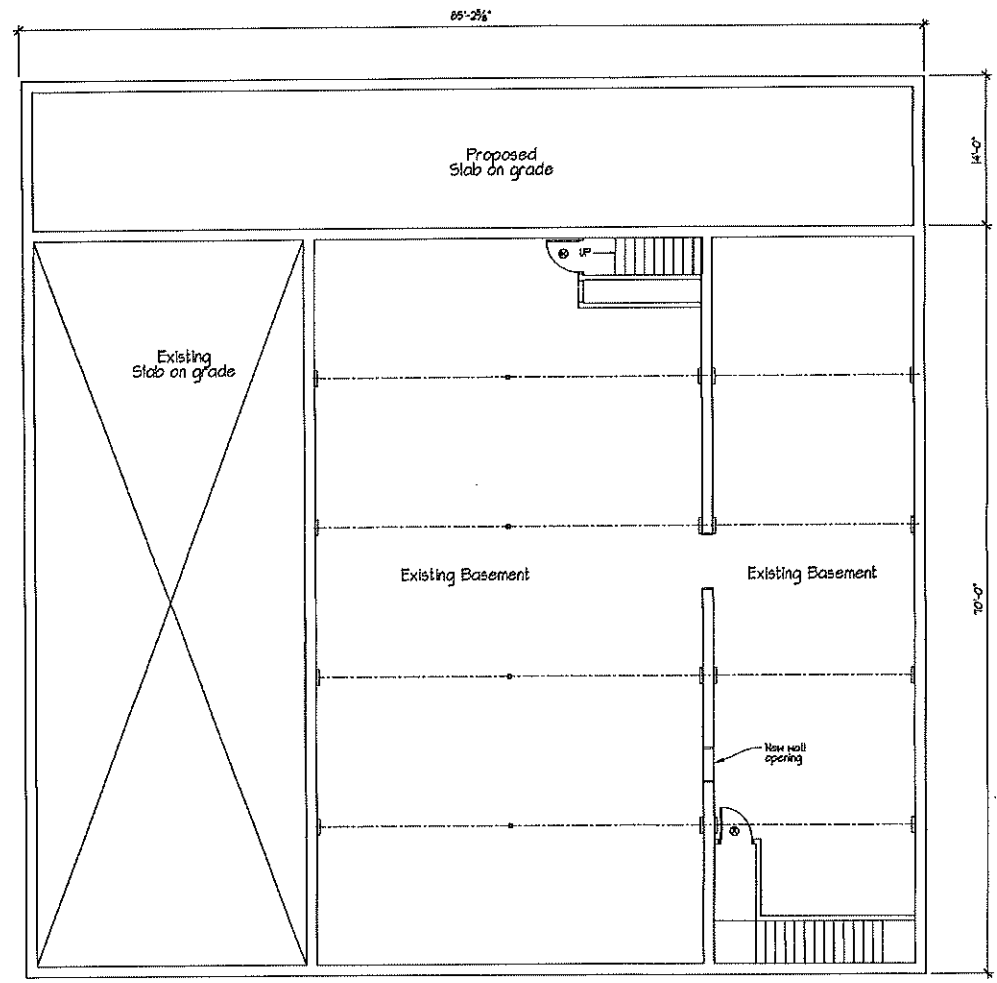
*Proposed addition to 214 West Main Street = 1,108 s.f. plus removal of 611 s.f. of existing pavement.

Approved by the Planning and Zoning Commission of the Town of Avon at its meeting on _____ and signed by _____
Chairman Date
And delivered to the Applicant on _____

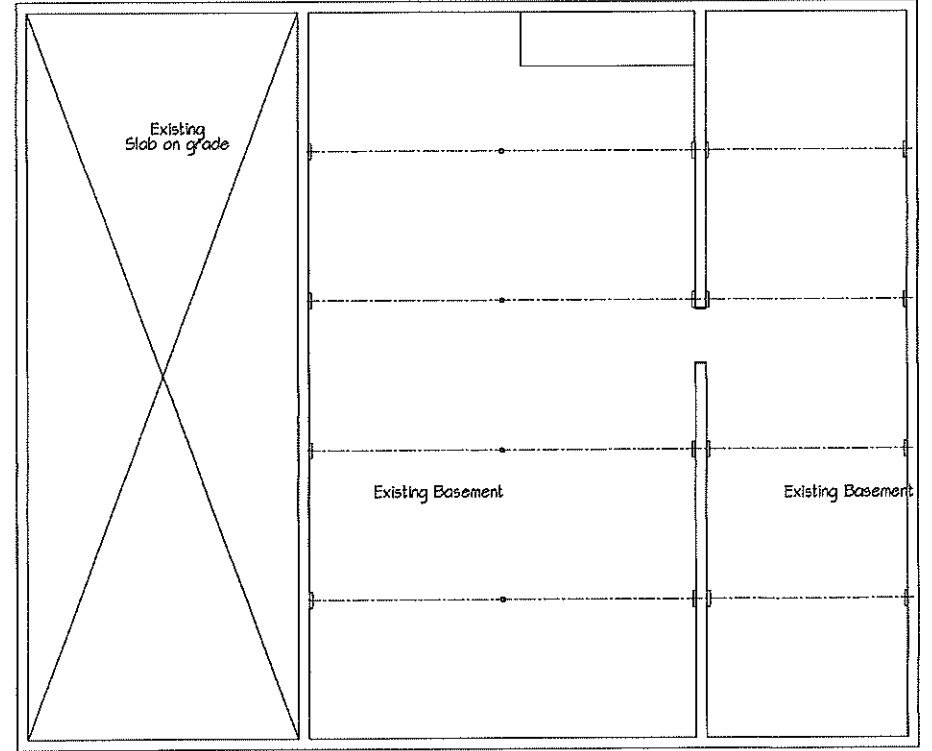
SITE
PARCEL 4540214
214 WEST MAIN STREET
23,514 SF or 0.540 AC

WEST MAIN STREET - US ROUTE 44

REVISIONS				
MAP OF CONSOLIDATED PARCELS FOR: M&R LIQUORS PARCEL 4540214 214 WEST MAIN STREET AVON, CONNECTICUT DAVID F. WHITNEY, CONSULTING ENGINEERS, LLC 21 ARCH ROAD P.O. BOX 1605 AVON, CONNECTICUT 06001 (860) 673-8412				
DATE: AUG. 16, 2020	SCALE: 1"=20'	DRAWN BY: GRA	CHECKED BY: DFW	SHEET NO. / PROJECT NO. 2 / 18-12



Proposed Basement Plan
SCALE: 1/8"=1'-0"



Existing Basement Plan
SCALE: 1/8"=1'-0"

GIS Design, llc
residential - commercial - code consulting - owner representation
ph. 860.730.3814
g@gisdesign.biz

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Prescott Construction Management, llc
6 Wilcox St., Simsbury CT 06070
tel. 860-657-4882
fax. 860-657-0486

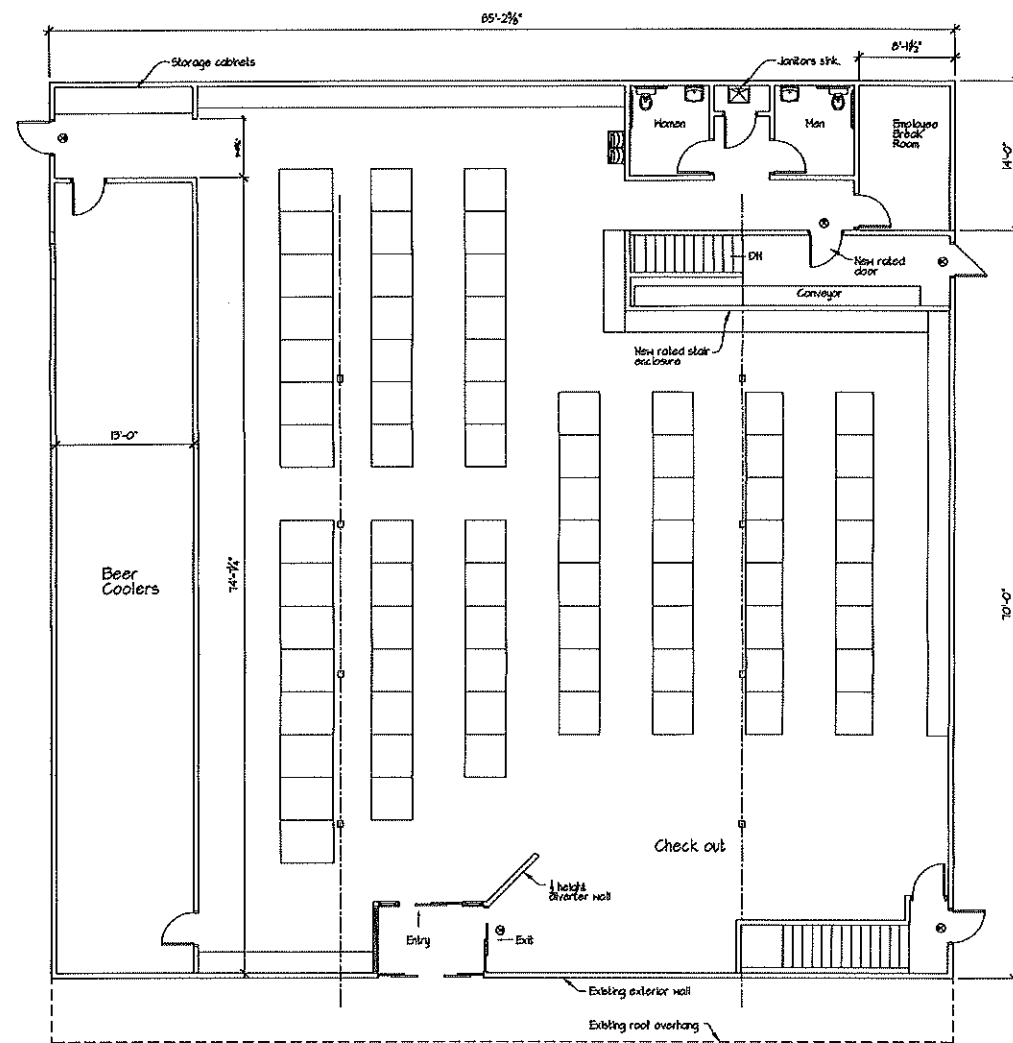
SHEET TITLE: EXISTING BASEMENT PLAN
PROPOSED BASEMENT PLAN
JOB NAME: REAR ADDITION TO MFR LIQUORS
WEST MAIN STREET
AVON CONNECTICUT

SCALE: as noted
JOB NO: 18-012
DRAWN: 675
CHECKED: .
DATE: 06.25.2018

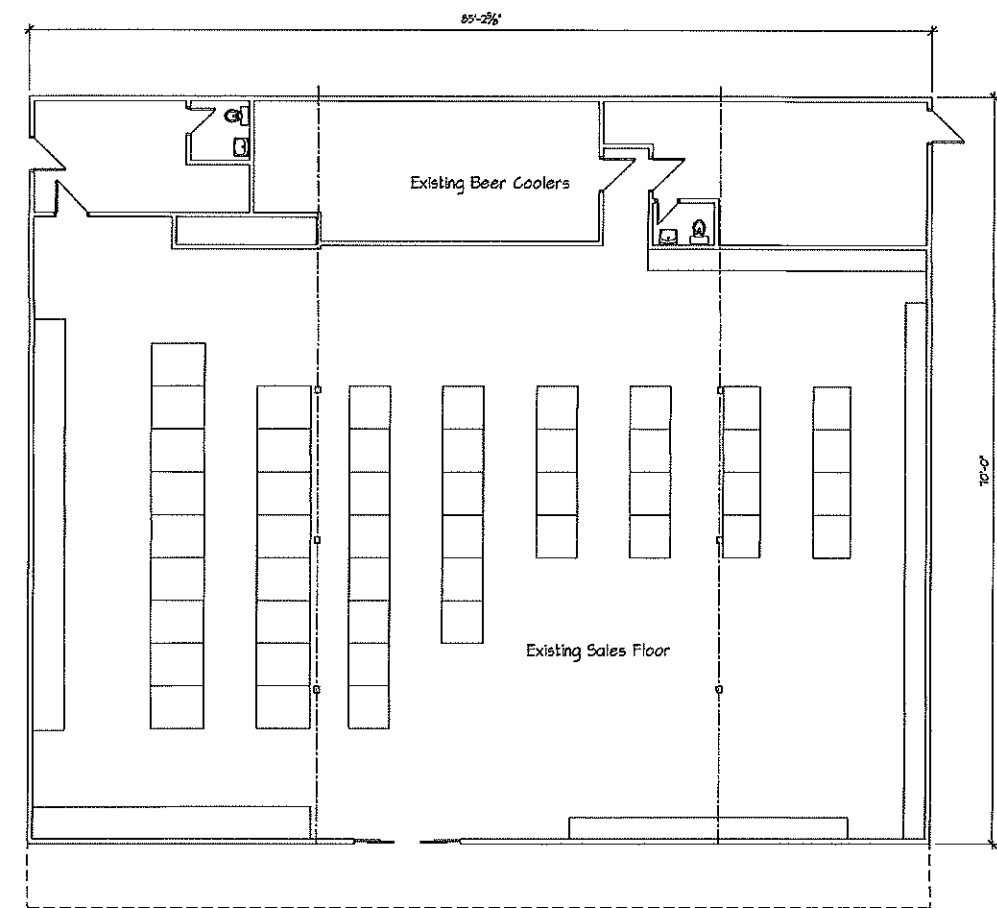
SCH-1

WEST MAIN STREET
AVON CONNECTICUT

BLUE MOON DESIGN ARCHITECTS, LLC
60 Park Street, Vernon CT



Proposed Floor Plan
 SCALE: 1/8"=1'-0"



Existing Floor Plan
 SCALE: 1/8"=1'-0"

SHEET TITLE: EXISTING FIRST FLOOR PLAN
 PROPOSED FIRST FLOOR PLAN
 JOB NAME: REAR ADDITION TO MFR LIQUORS
 WEST MAIN STREET
 AVON CONNECTICUT

SCH-2

Prescott
 Construction
 Management, llc
 4 Wood St. Simsbury CT 06070
 Tel: 860-351-4482
 Fax: 860-351-4483

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 gts@gtsga.com
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 280 Main Street, Farmington CT